

140 Kitchener Street, Garran, ACT 2605



House For Sale

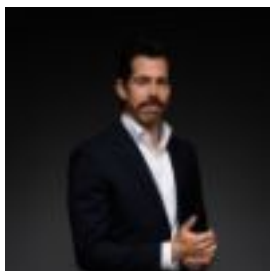
Thursday, 6 June 2024

140 Kitchener Street, Garran, ACT 2605

Bedrooms: 4

Bathrooms: 1

Type: House



Matt Shipard

0408218179

By Negotiation

What you see: A prime development opportunity with no LVC payable, boasting a 65% plot ratio, with DA approved plans for two dwellings. A large flat block, free of trees, benefits from a north aspect to the rear, and with recent planning changes represents an opportunity which will never be repeated. What we see: Immense versatility in one of the Woden Valley's most sought after suburbs, a stones throw from the Canberra Hospital. See more: Non standard block, zoned for multi dwelling use DA approval for two dwellings with no no lease variation charge applicable Future developments on non-standard blocks no longer acceptable following updated ACT Territory Plan North facing to the rear of the block Flat block with 20m street frontage Kitchen featuring freestanding electric cooktop and oven Separate living and dining areas Electric wall heater in living room Four bedrooms Seperate powder room Additional plans and information available on request Within 4 minutes' walk to Canberra Hospital Within 6 minutes' walk to Woden Athletics Track and Phillip Ovals Within 10 minutes' walk to Garran Shops Within 16 minutes' walk to Canberra College Within 5 minutes' drive to Westfield Woden Within 15 minutes' drive to Canberra City Living area: 108m² Block: 849m² EER: 3.0 Rates: \$3,584 p.a Rental Appraisal: \$625 - \$675 p.w Land Tax: \$6,288 p.a Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries